

City of Mesa
Zoning Administration
Board of Adjustment

RE: MARISELA C.CONTRERAS
636 E. 2nd Street
Mesa, AZ 85203
Subdivision: Easton Place
Year Built: 1949

The special circumstances to this property for which I am applying for a variance, is that the property, is too small to accommodate the required two (2) parking spaces (RS-6). The house has only 8 feet to one side and 5 feet to the other (opposite) side of the property lines. There is no alley way access.

The house was purchased on a "foreclosure sale" and an "as is property" from the bank. It had no carport and no garage when purchased (see Multiple Listing Service (MLS) attachment "no carport, no garage").

At the time of purchase the "original" carport was converted to a garage by the previous owner in 1993 (Permit #72281). Also, it was already converted into a bedroom when I purchased it in 2011. The house at time of purchase had a "fake" garage door with drywall behind it. The bathroom and bedroom were behind the fake garage door and drywall.

The above is a pre-existing condition that I was not aware. I did not know the bedroom and bath were non-permit conversions. I probably wouldn't have purchased the home "as is" had I known this to be a variance in non-compliance.

Marisela Contreras
Signature

7-6-16
Date



4612749	Residential	Single Family - Detached	Closed
Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 734 / County Assessor Price/SqFt: \$47.68 Year Built: 1949 Pool: None Encoded Features: 211S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,487 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: EASTON PLACE Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 200 N Map Code/Grid: Q39 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Edison Elementary School Jr. High School: Kino Junior High School		High School Dist #: 004 - Mesa Unified District High School: Westwood High School	

Cross Streets: HORNE/UNIVERSITY Directions: South on Horne * West on 2nd Street

Public Remarks: Great opportunity for a first time home buyer or an investor this cute 2 bedroom/1 bath home offers tile flooring, family room, patio and an enclosed laundry room.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: Less Than 1,000 Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: None Exterior Features: Patio Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Basement Y/N: N Basement Description: None	Const - Finish: Painted Construction: Other (See Remarks) Roofing: Comp Shingle Fencing: Wood Cooling: Other (See Remarks) Heating: Gas Heat Utilities: City Electric Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: EASTON PLACE AN: 138-23-005 Lot Number: 4 Town-Range-Section: 1N-5E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$387/2010 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N / \$0 /		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

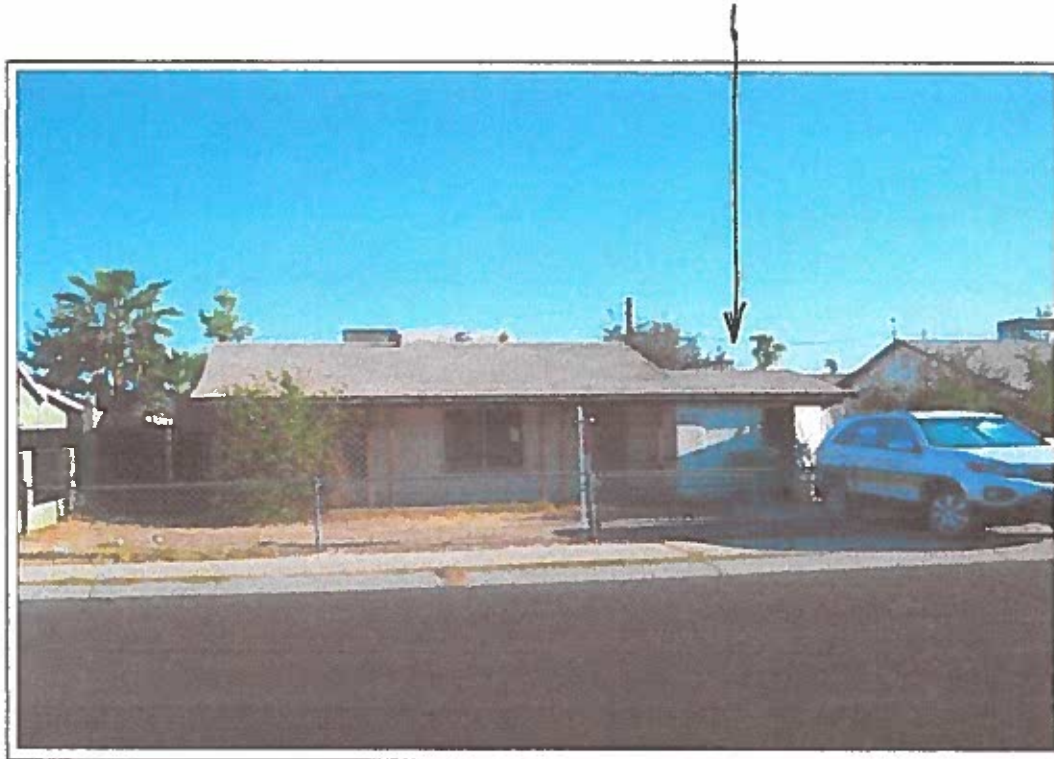
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 56 Status Change Date: 09/28/2011 Close of Escrow Date: 09/28/2011 Off Market Date: 09/01/2011	List Price: \$29,700 Sold Price: \$35,000 Sold Price/SqFt: \$47.68 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Keller Williams Realty East Valley (kwev01)

Prepared by Walter S. Friklich

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
 DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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PM



Prepared For: Marisela Contreras

Property Address: 636 E.2nd St.
Mesa, AZ 85203

Inspector: Doug Thomas
Company: Doug Thomas
dba WIN Home Inspection Chandler
(480) 652-1144
dthomas@wini.com

Services Included in this Report:

Standard Home Inspection

Termite

Inspection Photos

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the **actual inspection** are included or excluded from this section at the discretion of the inspector.

Standard Home Inspection

Figure 17



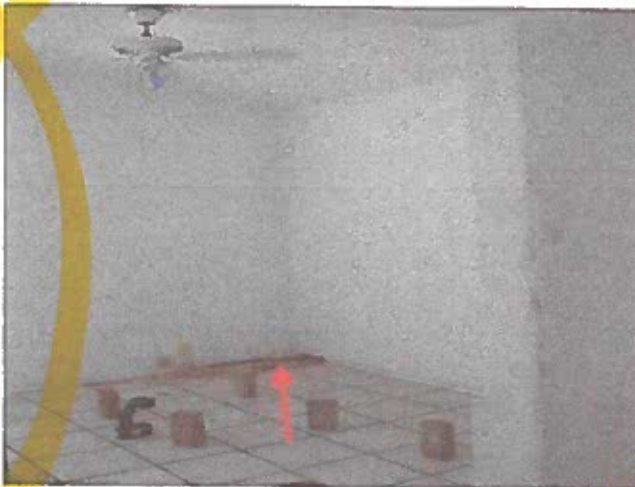
Structure Perimeter Exterior

Evidence of Insects

N/A

Damage caused by insects in the front corner of family room.

Figure 18



Structure Perimeter Exterior

Evidence of Insects

N/A

Distant picture of damage from insects in front corner of family room.

Figure 19



Structure Perimeter Exterior

Proper Earth-Wood Clearance

No

Stucco siding extends down to the ground level.

Figure 20



Structure Perimeter Exterior

Vegetation Clear from Structure

No

Cut back all vegetation against house 6-12".

636 E 2Nd St, Mesa, AZ 85203-8723

Maricopa Assessor Parcel # 138-23-005

SUBJECT PROPERTY



Property Information

Property Owner

Marisela Contreras

Property Address

636 E 2Nd St
Mesa, AZ 85203-8723
Maricopa County

Tax Mailing Address

Marisela Contreras
636 E 2Nd St
Mesa, AZ 85203-8723

Property Type

SFR GRADE 010-3 URBAN
SUBDIV

Legal Class

OWNER OCCUPIED RESID

MCR Number

003307

Tax Municipality

Mesa

Description

EASTON PLACE LOT 4 W2

Area Information

Subdivision

EASTON PLACE

Section:

23

Township:

1N

Range:

5E

Census Tract

421502

Census Block

2014

Latitude

33.419894687346

Longitude

-111.817091688319

Tax Area

041000

School Districts

Mesa Unified District #04

Land Areas

Lot	County Zone	City Zone
Size: 0.1 acres / 4,487 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms: 4
Bathroom Fixtures: 3
Living Area: 734 sqft
Year Built: 1949
Stories: 1
Builder Name:

Construction

Quality: AVERAGE
Roof Material: ASPHALT SHINGLE
Heat: YES
Construction: 8" PAINTED BLOCK
Pool: No
Added Value: None

Additional Features

A/C: EVAPORATIVE COOLING
Patio: COVERED
Covered Parking: CARPORT - 1
Land Premium: None
Added Area: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/28/2011	Marisela Contreras	U S Bank National Association	\$35,000	\$35,000	\$0	Special Warranty		Bank Sale	20110804951
04/19/2011	U S Bank National Association	Maria R Donald	\$31,950	\$0	\$0	Trustees		Reverted	20110333475
02/08/2002	Maria R Donald	Donna A Foy	\$80,000	\$0	\$77,600	Warranty	Fannie/Freddie		20020140730
02/08/2002	Patti L Blackwood Donna A Foy	Patti L Blackwood	\$0	\$0	\$0	Joint Tenancy			20020140729
02/07/1989	Baldwin Investment		\$83,000	\$0	\$0	Miscellaneous	All Cash		19890056778
01/22/1987	Patti Lee Blackwood		\$45,995	\$200	\$43,950	Miscellaneous	Va		19870039202
11/13/1984	Richard Renadette		\$46,500	\$0	\$28,000	Miscellaneous			19840489174

\$ No Loan History

Subdivision - EASTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 67	Single Story: 66	Sqft: 1,117
Year Built Range: 1940 - 2004	Multiple Story: 1	Lot Sqft: 5,812
With Pool: 0 (0%)		Fixtures: 4

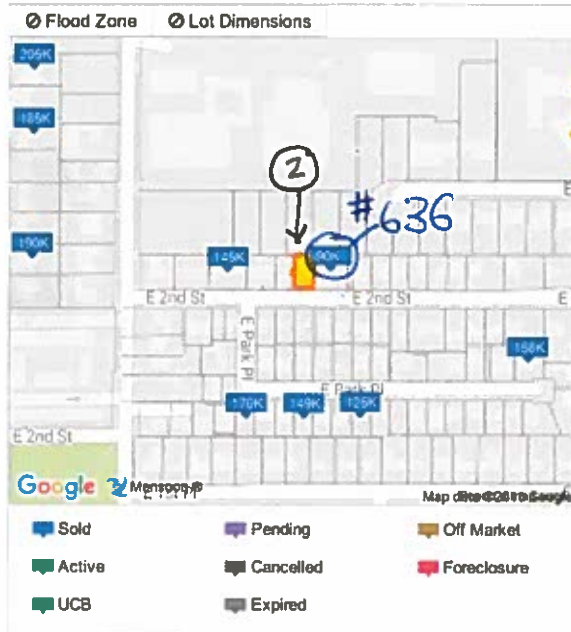
Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement	\$23,200		\$27,700	\$38,600	\$45,400	\$53,60
FCV Land	\$5,800		\$6,900	\$9,600	\$11,300	\$13,40
FCV Total	\$29,000		\$34,600	\$48,200	\$56,700	\$67,00
FCV YoY Change	-14%		19%	39%	18%	18%
Assessed FCV	\$2,900		\$3,460	\$4,820	\$5,670	\$6,70
LPV Total	\$29,000		\$31,900	\$33,495	\$35,170	\$36,92
State Aid	\$52		\$59	\$63	\$0	\$
Tax Amount	\$303		\$356	\$361	\$0	\$

640 E 2Nd St, Mesa, AZ 85203-8723

NEIGHBOR TO THE EAST

Maricopa Assessor Parcel # 138-23-006



Property Information

Property Owner Henry Pam
Lan T B Ngo

Property Address 640 E 2Nd St
Mesa, AZ 85203-8723
Maricopa County

Tax Mailing Address Henry Pam
106 E Hoover Ave
Mesa, AZ 85210-5333

Property Type SFR GRADE 010-3 URBAN
SUBDIV

Legal Class RENTAL RESID

MCR Number 003307

Tax Municipality Mesa

Area Information

Subdivision EASTON PLACE

Section: 23 **Block:**

Township: 1N **Lot:** 4

Range: 5E

Census Tract 421502

Census Block 2014

Latitude 33.4198953006404

Longitude -111.816927808135

Tax Area 041000

School Districts Mesa Unified District #04

Description

EASTON PLACE LOT 4 E2

Land Areas

Lot	County Zone	City Zone
Size: 0.1 acres / 4,487 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms: 7

Bathroom Fixtures: 6

Living Area: 1,040 sqft

Year Built: 1948

Stories: 1

Builder Name:

Construction

Quality: AVERAGE

Roof Material: ASPHALT SHINGLE

Heat: YES

Construction: 8" PAINTED BLOCK

Pool: No

Added Value: None

Additional Features

A/C: EVAPORATIVE COOLING

Patio: COVERED

Covered Parking: CARPORT - 0

Land Premium: None

Added Area: 180 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
12/11/2013	Henry Pam Lan T B Ngo	Joseph R & Elizabeth K Dubois	\$0	\$0	\$0	Special Warranty			20131050405
09/13/2013	Henry Pham Lan T B Ngo	Elizabeth Dubois	\$0	\$0	\$0	Quit Claim			20130824587
07/16/2010	Joseph R & Elizabeth K Dubois	Elizabeth Dubois	\$0	\$0	\$0	Warranty			20100606100
05/06/2009	Elizabeth Dubois	Saxon Mortgage Services Inc	\$84,000	\$84,000	\$0	Correction			20090402277
05/06/2008	Elizabeth Dubois	Saxon Mortgage Services Inc	\$84,000	\$0	\$0	Special Warranty			20080402587
08/31/2007	Saxon Mortgage Services Inc	Martin G Villa	\$140,250	\$0	\$0	Trustees			20070979718
10/26/2008	Mario A V Marizcal Luis A Z Morales	Martin G Villa	\$0	\$0	\$0	Quit Claim			20081415070
01/14/2000	Martin G Villa	Phelisa Moore	\$63,300	\$300	\$63,300	Warranty	Fannie/Freddie		20000034095
04/06/1992	Phelisa Moore	Cox	\$34,000	\$0	\$34,481	Miscellaneous	Fha		18920181245

\$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
07/24/2008	DUBOIS, ELIZABETH	J P MORGAN CHASE BANK	\$50,000		20080643942

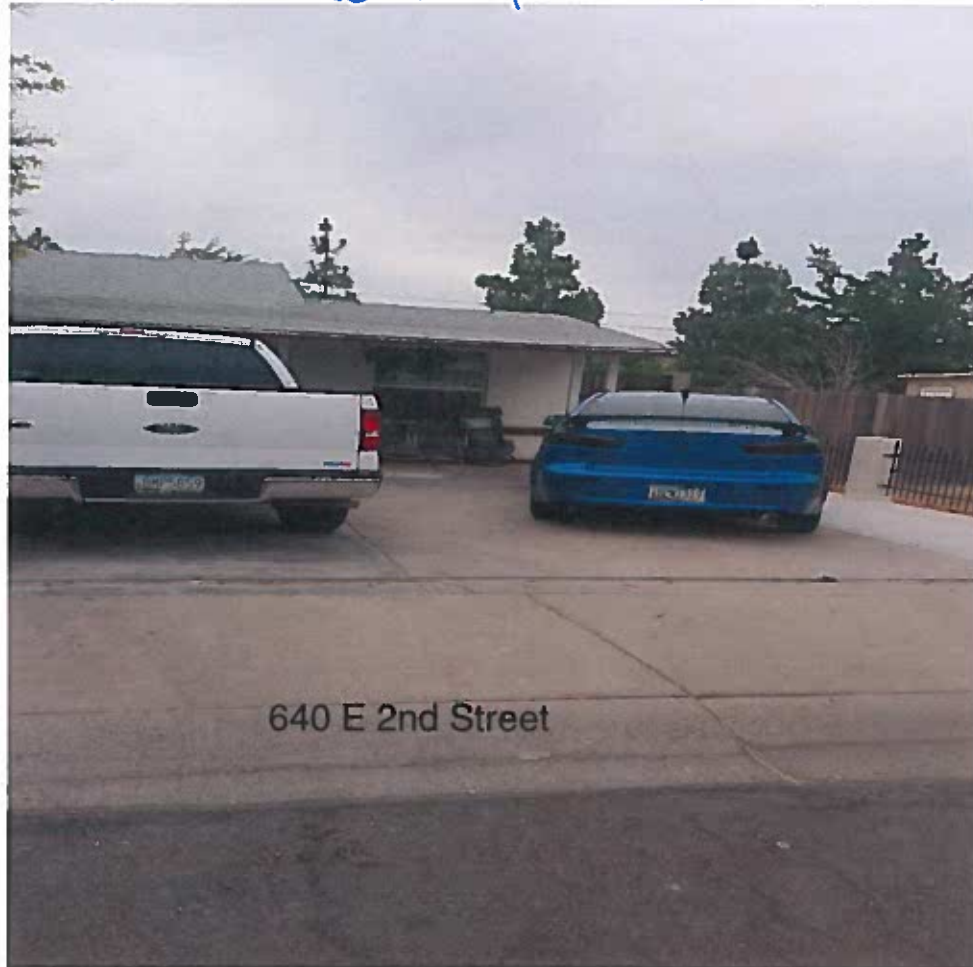
Subdivision - EASTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 67	Single Story: 66	Sqft: 1,117
Year Built Range: 1940 - 2004	Multiple Story: 1	Lot Sqft: 5,812
With Pool: 0 (0%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)	2013 Final	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement			\$28,800	\$34,700	\$48,600	\$55,900	\$65,50
FCV Land			\$7,200	\$8,600	\$12,100	\$13,900	\$16,30

ADJACENT PROPERTY



640 E 2nd Street

722 E 2Nd St, Mesa, AZ 85203-8725

Maricopa Assessor Parcel # 138-23-015



Property Information

Property Owner Harold S & Maxine L Mccarty
Michael F Mccarty

Property Address 722 E 2Nd St
Mesa, AZ 85203-8725
Maricopa County

Tax Mailing Address Harold S & Maxine L Mccarty
722 E 2Nd St
Mesa, AZ 85203-8725

Property Type SFR GRADE 010-3 URBAN SUBDIV

Legal Class OWNER OCCUPIED RESID

MCR Number 003307

Tax Municipality Mesa

Description

EASTON PLACE

Area Information

Subdivision EASTON PLACE

Section: 23 **Block:**
Township: 1N **Lot:** 9
Range: 5E

Census Tract 421502

Census Block 2014

Latitude 33.4199011160843

Longitude -111.8153709441

Tax Area 041000

School Districts Mesa Unified District #04

Land Areas

Lot	County Zone	City Zone
Size: 0.21 acres / 9,017 sqft	[R-6] RESIDENTIAL WITH 8,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms:
Bathroom Fixtures: 3
Living Area: 806 sqft
Year Built: 1955
Stories: 1
Builder Name:

Construction

Quality: AVERAGE
Roof Material: ASPHALT SHINGLE
Heat: YES
Construction: 8" STUCCO
Pool: No
Added Value: None

Additional Features

A/C: REFRIGERATION
Patio: COVERED
Covered Parking: CARPORT - 2
Land Premium: None
Added Area: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/14/1997	Harold S & Maxine L Mccarty Michael F Mccarty	Jane S Garrison	\$62,500	\$179	\$62,321	Warranty	Fha		19970555834

\$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
08/14/1997	MCCARTY, HAROLD S & MAXINE L	INTERLINK MORTGAGE CORP	\$62,321	Fha	

Subdivision - EASTON PLACE

Subdivision Details

Improved Lots: 67
Year Built Range: 1940 - 2004
With Pool: 0 (0%)

Stories

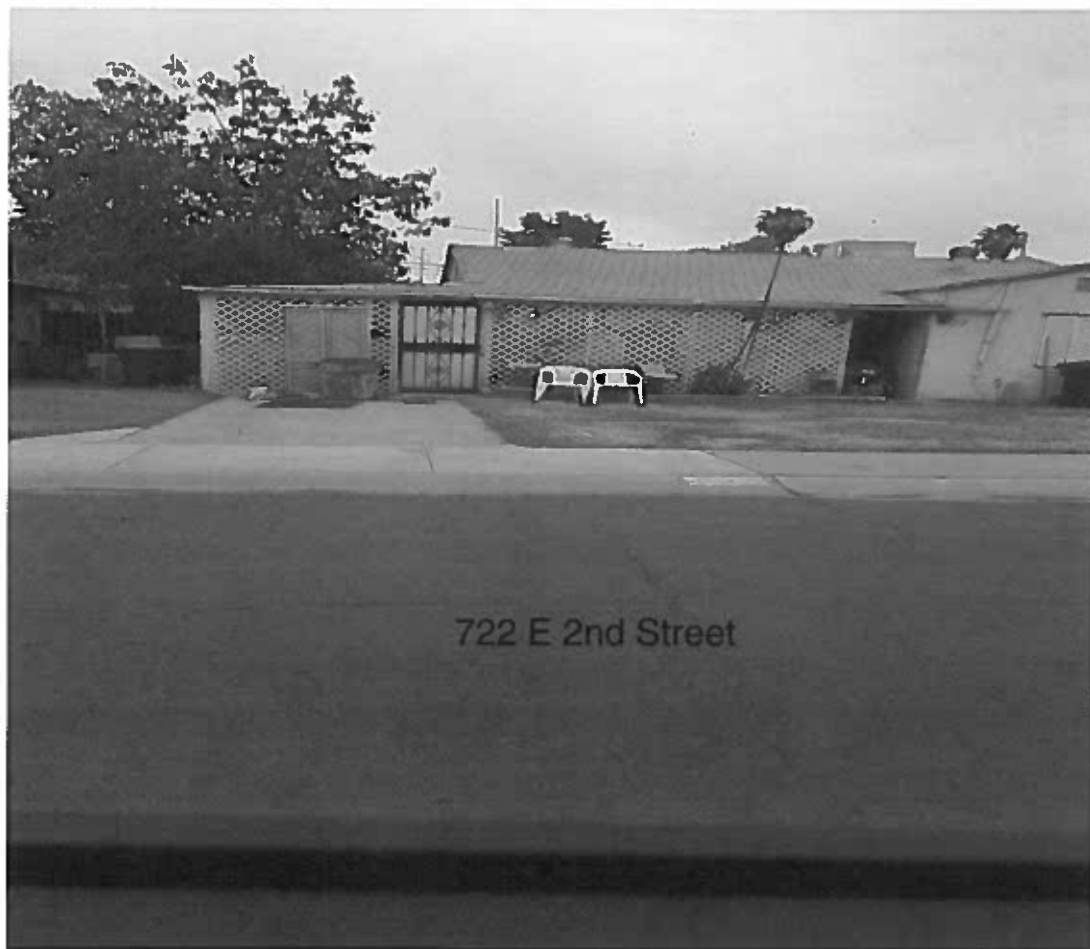
Single Story: 66
Multiple Story: 1

Average House

Sqft: 1,117
Lot Sqft: 5,812
Fixtures: 4

Tax Assessment History

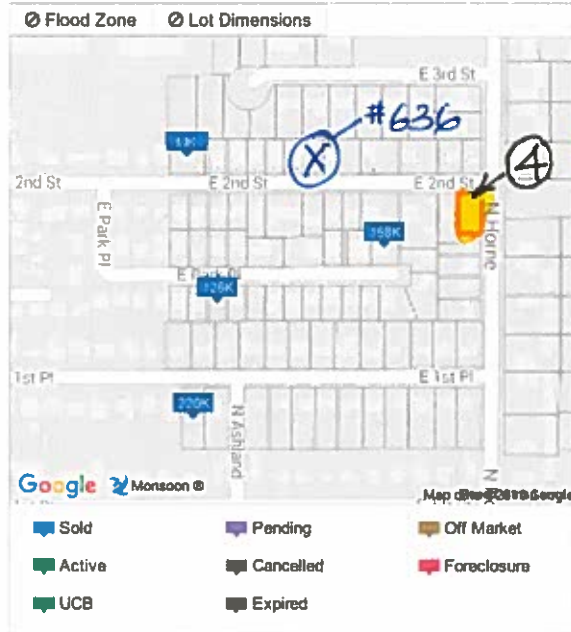
Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)					
	2013 Final	2014 Final	2015 Final	2016 Prelim	2017 Prelim		
FCV Improvement	\$30,900	\$37,300	\$49,400	\$58,100	\$67,60		
FCV Land	\$7,700	\$9,300	\$12,300	\$14,500	\$16,90		
FCV Total	\$38,600	\$46,600	\$61,700	\$72,600	\$84,50		
FCV YoY Change	-14%	21%	32%	18%	16%		
Assessed FCV	\$3,860	\$4,660	\$6,170	\$7,260	\$8,45		
LPV Total	\$38,600	\$42,480	\$44,583	\$46,812	\$49,15		
State Aid	\$69	\$78	\$84	\$0	\$0		
Tax Amount	\$403	\$476	\$480	\$0	\$0		



722 E 2nd Street

757 E 2Nd St, Mesa, AZ 85203-8724

Maricopa Assessor Parcel # 138-23-034



Property Information

Property Owner	Michael B & Stormy U Shark
Property Address	757 E 2Nd St Mesa, AZ 85203-8724 Maricopa County
Tax Mailing Address	Michael B & Stormy U Shark 757 E 2Nd St Mesa, AZ 85203-8724
Property Type	SFR GRADE 010-3 URBAN SUBDIV
Legal Class	OWNER OCCUPIED RESID
MCR Number	003307
Tax Municipality	Mesa

Area Information

Subdivision	EASTON PLACE		
Section:	23	Block:	
Township:	1N	Lot:	22
Range:	5E		
Census Tract	421502		
Census Block	2013		
Latitude	33.4194993343095		
Longitude	-111.814277778473		
Tax Area	041000		
School Districts	Mesa Unified District #04		

Description

EASTON PLACE PT LOT 22 N 106' OF E 56.45'

Land Areas

Lot	County Zone	City Zone
Size: 0.12 acres / 5,392 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV Class: CLASS R3, AVERAGE

Structure Information

Rooms: 5
 Bathroom Fixtures: 3
 Living Area: 880 sqft
 Year Built: 1942
 Stories: 1
 Builder Name:

Construction

Quality: AVERAGE
 Roof Material: ROLL
 Heat: YES
 Construction: FRAME WOOD
 Pool: No
 Added Value: None

Additional Features

A/C: REFRIGERATION
 Patio: COVERED
 Covered Parking: GARAGE = 1
 Land Premium: None
 Added Area: 228 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/06/1999	Michael B & Stormy U Shark	Dallas B & Carol R Shark Trust	\$45,000	\$0	\$45,000	Warranty	Conventional		19990744415

\$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
01/25/2008	SHARK, MICHAEL B & STORMY U	J P MORGAN CHASE BANK	\$35,500		20080068649
03/21/2007	SHARK, MICHAEL & STORMY U	BANK OF AMERICA	\$28,000		20070332452
05/10/2006	SHARK, MICHAEL B & STORMY U	J P MORGAN CHASE BANK	\$132,000		20060634093
09/29/2005	SHARK, MICHAEL B & STORMY U	J P MORGAN CHASE BANK	\$105,600		20051446034
06/23/2004	SHARK, STORMY U & MICHEL B	BANK ONE NA	\$18,603		
07/10/2003	SHARK, MICHAEL B & STORMY U	BANK ONE NA	\$64,090		
04/05/2002	SHARK, STORMY U & MICHAEL B	BANK ONE NA	\$45,000		
08/06/1999	SHARK, MICHAEL B & STORMY U	SELLER	\$45,000	Conventional	19990744416

Subdivision - EASTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 67	Single Story: 66	Sqft: 1,117
Year Built Range: 1940 - 2004	Multiple Story: 1	Lot Sqft: 5,812
With Pool: 0 (0%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement			\$27,900	\$33,700	\$53,900	\$63,300
FCV Land			\$6,900	\$8,400	\$13,400	\$15,800
FCV Total			\$34,800	\$42,100	\$67,300	\$79,100
FCV YoY Change			-13%	21%	17%	18%
Assessed FCV			\$3,480	\$4,210	\$6,730	\$7,910
LPV Total			\$34,800	\$38,280	\$42,204	\$44,310
State Aid			\$62	\$70	\$0	\$0



733 E 2Nd St, Mesa, AZ 85203-8724

Maricopa Assessor Parcel # 138-23-031-G



Property Information

Property Owner	Mauricio Sarmiento
Property Address	733 E 2Nd St Mesa, AZ 85203-8724 Maricopa County
Tax Mailing Address	Mauricio Sarmiento 731 E 2Nd St Mesa, AZ 85203-8724
Property Type	SFR DOMINANT, W/ADDL RESID STATUS URBAN SUBDIV
Legal Class	OWNER OCCUPIED RESID
MCR Number	003307
Tax Municipality	Mesa

Area Information

Subdivision	EASTON PLACE		
Section:	23	Block:	
Township:	1N	Lot:	20
Range:	5E		
Census Tract	421502		
Census Block	2013		
Latitude	33.4195120639069		
Longitude	-111.815042590859		
Tax Area	041000		
School Districts	Mesa Unified District #04		

Description

EASTON PLACE LOT 20 N 94'

Land Areas

Lot	County Zone	City Zone
Size: 0.22 acres / 9,400 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR DOMINANT, W/ADDL RESID STATUS URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms: 6
 Bathroom Fixtures: 6
 Living Area: 1,376 sqft
 Year Built: 1945
 Stories: 1
 Builder Name:

Construction

Quality: AVERAGE
 Roof Material: ASPHALT SHINGLE
 Heat: YES
 Construction: 8" PAINTED BLOCK
 Pool: No
 Added Value: None

Additional Features

A/C: REFRIGERATION
 Patio: SLAB & COVERED
 Covered Parking: NONE - 0
 Land Premium: None
 Added Area: 918 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
03/16/2006	Mauricio Sarmiento	Donald R & Kelley L Bourdon	\$253,000	\$500	\$202,400	Warranty	Fannie/Freddie		20060359019
09/29/1983	Donald Ralph & Kelley Bourdon		\$47,942	\$0	\$3,600	Miscellaneous			19830393700

\$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
03/16/2006	SARMIENTO, MAURICIO	EQUIFIRST CORP	\$202,400	Fannie/Freddie	20060359020

Subdivision - EASTON PLACE

Subdivision Details

Improved Lots: 67
 Year Built Range: 1940 - 2004
 With Pool: 0 (0%)

Stories

Single Story: 66
 Multiple Story: 1

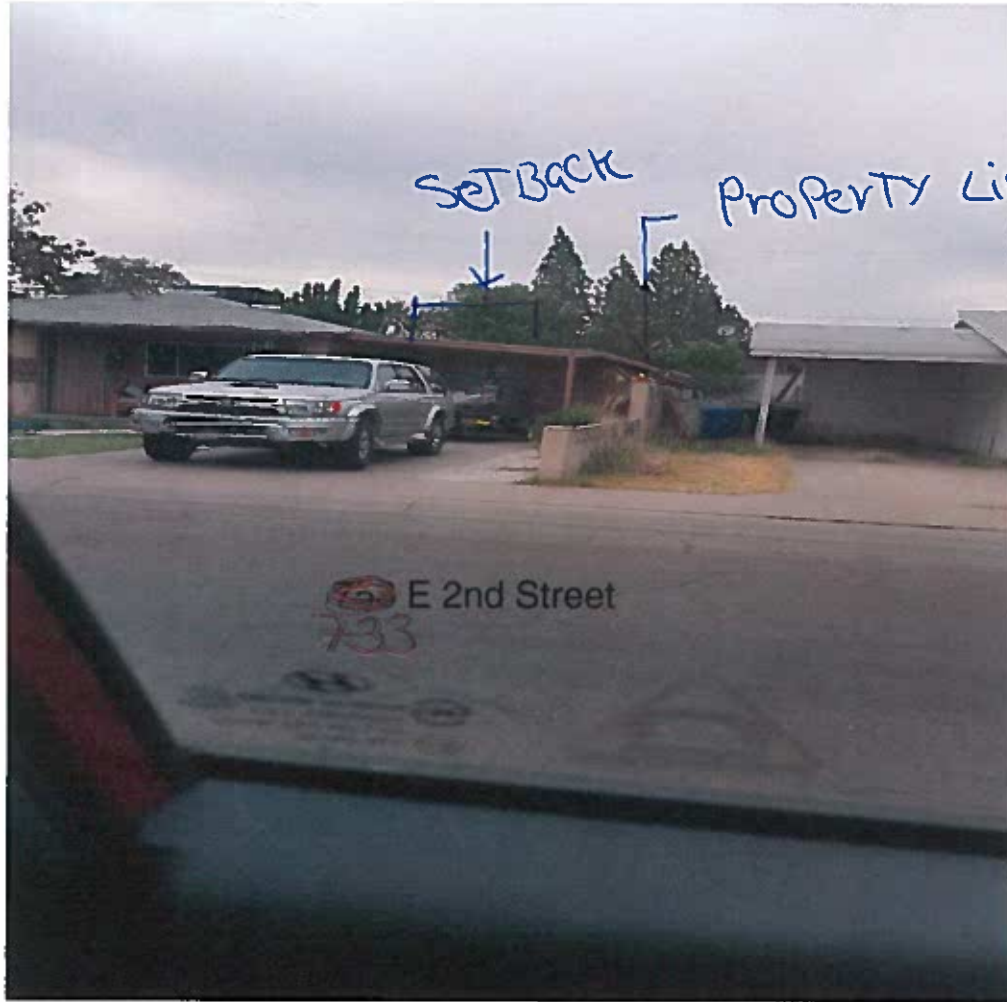
Average House

Sqft: 1,117
 Lot Sqft: 5,812
 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV) Limited Property Value (LPV) Year over Year (YoY)

	2013 Final	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement	\$43,500	\$53,200	\$78,600	\$90,800	\$102,800
FCV Land	\$10,800	\$13,300	\$19,600	\$22,700	\$25,700
FCV Total	\$54,300	\$66,500	\$98,200	\$113,500	\$128,500
FCV YoY Change	21%	22%	48%	16%	13%
Assessed FCV	\$5,430	\$6,650	\$9,820	\$11,350	\$12,850
LPV Total	\$49,170	\$54,087	\$56,791	\$59,631	\$62,611
State Aid	\$87	\$100	\$107	\$0	\$0
Tax Amount	\$535	\$640	\$612	\$0	\$0



Set Back

Property Line

E 2nd Street

733

655 E 2Nd St, Mesa, AZ 85203-8762

Maricopa Assessor Parcel # 138-23-025-C

☒ Flood Zone
 ☒ Lot Dimensions


Property Information

Property Owner Donald & Helen Lamoreaux

Property Address 655 E 2Nd St
Mesa, AZ 85203-8762
Maricopa County

Tax Mailing Address Donald & Helen Lamoreaux
655 E 2Nd St
Mesa, AZ 85203-8762

Property Type SFR GRADE 010-3 URBAN SUBDIV

Legal Class OWNER OCCUPIED RESID

MCR Number 003307

Tax Municipality Mesa

Area Information

Subdivision EASTON PLACE

Section: 23 **Block:**

Township: 1N **Lot:** 16

Range: 5E

Census Tract 421502

Census Block 2013

Latitude 33.4195068652042

Longitude -111.816435567188

Tax Area 041000

School Districts Mesa Unified District #04

Description

EASTON PLACE LOT 16 W2 EX S 236'

Land Areas

Lot	County Zone	City Zone
Size: 0.1 acres / 4,299 sqft	[R-6] RESIDENTIAL WITH 8,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms: 6

Bathroom Fixtures: 6

Living Area: 1,195 sqft

Year Built: 1948

Stories: 1

Builder Name:

Construction

Quality: AVERAGE

Roof Material: ASPHALT SHINGLE

Heat: YES

Construction: 8" STUCCO

Pool: No

Added Value: None

Additional Features

A/C: EVAPORATIVE COOLING

Patio: COVERED

Covered Parking: CARPORT - 1

Land Premium: None

Added Area: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/04/1993	Donald & Helen Lamoreaux Trust	Lamoreaux	\$0	\$0	\$0	Warranty			19930271434

\$ No Loan History

Subdivision - EASTON PLACE

Subdivision Details

Improved Lots: 67

Year Built Range: 1940 - 2004

With Pool: 0 (0%)

Stories

Single Story: 66

Multiple Story: 1

Average House

Sqft: 1,117

Lot Sqft: 5,812

Fixtures: 4

Tax Assessment History

Full Cash Value (FCV) Limited Property Value (LPV) Year over Year (YoY)

	2013 Final	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement	\$30,100	\$36,400	\$51,300	\$59,000	\$68,900
FCV Land	\$7,500	\$9,100	\$12,800	\$14,700	\$17,200
FCV Total	\$37,600	\$45,500	\$64,100	\$73,700	\$86,100
FCV YoY Change	-12%	21%	41%	15%	17%
Assessed FCV	\$3,760	\$4,550	\$6,410	\$7,370	\$8,610
LPV Total	\$37,600	\$41,360	\$43,428	\$45,599	\$47,870
State Aid	\$67	\$76	\$82	\$0	\$0



Property Line

653 E 2Nd St, Mesa, AZ 85203-8762

Maricopa Assessor Parcel # 138-23-024-H

☐ Flood Zone
 ☐ Lot Dimensions


Property Information

Property Owner Beverly J Cox

Property Address 653 E 2Nd St
Mesa, AZ 85203-8762
Maricopa County

Tax Mailing Address Beverly J Cox
653 E 2Nd St
Mesa, AZ 85203-8762

Property Type SFR GRADE 010-3 URBAN SUBDIV

Legal Class OWNER OCCUPIED RESID

MCR Number 003307

Tax Municipality Mesa

Area Information

Subdivision EASTON PLACE

Section: 23 **Block:** 15
Township: 1N **Lot:** 15
Range: 5E

Census Tract 421502
Census Block 2013

Latitude 33.4195117494192
Longitude -111.816599407492

Tax Area 041000

School Districts Mesa Unified District #04

Description

EASTON PLACE LOT 15 E2 OF N 90'

Land Areas

Lot	County Zone	City Zone
Size: 0.1 acres / 4,487 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

Structure Information

Rooms: 6

Bathroom Fixtures: 3

Living Area: 1,118 sqft

Year Built: 1962

Stories: 1

Builder Name:

Construction

Quality: AVERAGE

Roof Material: ASPHALT SHINGLE

Heat: YES

Construction: 8" PAINTED BLOCK

Pool: No

Added Value: None

Additional Features

A/C: EVAPORATIVE COOLING

Patio: COVERED

Covered Parking: NONE - 0

Land Premium: None

Added Area: 235 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
07/12/1978	Robert A & Beverly C Cox		\$0	\$0	\$0	Miscellaneous			13021-0041

\$ No Loan History

Subdivision - EASTON PLACE

Subdivision Details

Improved Lots: 67

Year Built Range: 1940 - 2004

With Pool: 0 (0%)

Stories

Single Story: 66

Multiple Story: 1

Average House

Sqft: 1,117

Lot Sqft: 5,812

Fixtures: 4

Tax Assessment History

Full Cash Value (FCV) Limited Property Value (LPV) Year over Year (YoY)

	2013 Final	2014 Final	2015 Final	2016 Prelim	2017 Prelim
FCV Improvement	\$29,300	\$36,000	\$51,000	\$60,000	\$68,200
FCV Land	\$7,300	\$9,000	\$12,700	\$15,000	\$17,000
FCV Total	\$36,600	\$45,000	\$63,700	\$75,000	\$85,200
FCV YoY Change	-13%	23%	42%	18%	14%
Assessed FCV	\$3,660	\$4,500	\$6,370	\$7,500	\$7,500
LPV Total	\$36,600	\$40,260	\$42,273	\$75,000	\$46,600
State Aid	\$1	\$7	\$10	\$0	\$0
Tax Amount	\$6	\$81	\$54	\$0	\$0

